



5 Ferry Hill, Gorleston, Great Yarmouth, NR31 0PD

£495,000





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Gorleston, Great Yarmouth, NR31 0PD

- Renovated Detached Former Public House
- Finished To A High Specification
- Five Double Bedrooms
- Superb Kitchen/Breakfast/Living Room
- Additional Lounge & Study
- En-Suite & Two Further Bathroom Facilities
- Superb Views Across The River
- Extremely Private South Facing Garden
- Gas Central Heating
- Viewing Highly Recommended

Aldreds are pleased to offer this rare opportunity to acquire a landmark detached converted public house which has been sympathetically and stylishly renovated, offering a substantial flexible living space overlooking the river. Formerly the iconic Ferry Boat Inn. The property sits on a generous plot with a private south facing garden and has accommodation comprising of an entrance vestibule leading through to a lounge, study/bedroom 6, large kitchen/dining/living room, utility room, ground floor bathroom and rear hallway. On the first floor a landing serves five double bedrooms with the main bedroom having the benefit of a dressing room and en-suite shower room, there is also a further family shower room. Below the property is a useful cellar and outside the gardens have been carefully landscaped and there is the additional benefit of a long driveway for car parking. This delightful family home also benefits from double glazed windows and gas central heating and needs to be viewed to be fully appreciated. The property is situated in a conservation area

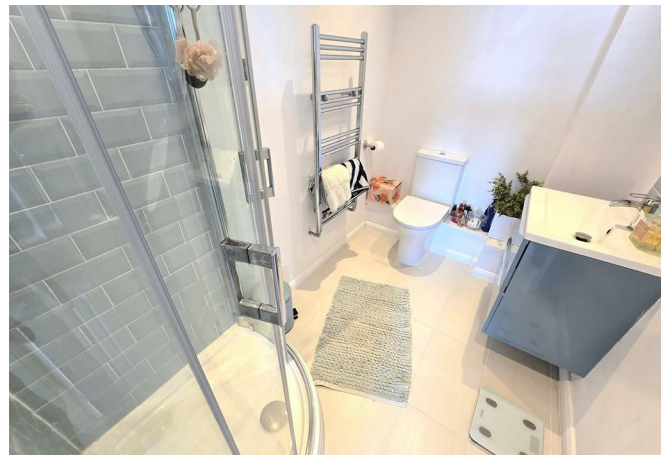


Entrance Vestibule

Wood panel entrance door, door in to the kitchen area, attractive tiled flooring, part glazed casement doors to:

Lounge 18'7" x 16'3" (5.66 x 4.95)

Attractive oak finish Karndean flooring, tv point, decorative panelling to walls, two double glazed windows with fitted blinds and wooden shutters to side aspect, radiator, doors leading off and open access to:





Kitchen/Dining/Living Room 25'7" x 24'4" (7.80 x 7.42)

Elevated kitchen area with a Bespoke pastel colour kitchen units comprising of the original solid wood former bar with a breakfast bar seating area, inset white ceramic Butlers sink with mixer tap and under counter storage cupboards, additional matching wall and base units with solid wood work surface over, electric range cooker with two fan ovens and induction hob over, double width matching extractor hood, metro tiling to walls, vinyl flooring, space and plumbing for a dishwasher, recessed spot lights, door to the cellar, space for an American fridge/freezer (appliance included). The remainder of the room is laid with living space with a corner chimney breast with feature fireplace and inset wood burner, four sets of double glazed windows with wooden blinds, oak finish Karndean flooring, part glazed wood panel double entrance doors, wall mount tv point, radiator.

Study/Bedroom 6 11'5" x 6'10" (3.48 x 2.08 (3.49 x 2.09))

Double glazed window to side aspect, radiator, oak effect Karndean flooring, part glazed casement double doors to lounge.

Directions

From the Gorleston office head north along the High Street, continue into High Road, bear right into Ferry Hill and continue to the end where the property can be found on the left hand side.



Utility Room 9'10" x 7'7" maximum

Sink unit, space and plumbing for a washing machine and recess for a tumble dryer, frosted window to side aspect, vinyl flooring.

Family Bathroom 9'7" x 8'2" maximum (2.92 x 2.49 maximum (2.93 x maximum))

Superb ornate bathroom suite comprising stand alone oval bath with Antique style shower mixer tap, high level wc, pedestal wash basin, part timber panel walls, ornate radiator, stylish tiled flooring.

Rear Entrance Hall

PVC entrance door, cloaks storage space, stairs to first floor with under stairs storage recess, tiled flooring.

First Floor Landing

Attractive LVT flooring, double glazed window to side aspect, radiator, doors leading off to:

Master Bedroom Suite

Bedroom Area 15'10" x 14'3" (4.83 x 4.34)

Double aspect double glazed windows to front and side aspects with fitted blinds providing views over the river, engineered wood flooring, wall mount tv point, radiator, open access to:

Dressing Room Area 8'4" x 7'4" (2.54 x 2.24 (2.53 x 2.23))

Fitted hanging rails and storage space, double glazed window to front aspect with fitted blinds, wood effect LVT flooring.

En-Suite Shower Room

Corner quadrant tiled shower cubicle with electric shower fitting, low level wc, vanity unit with inset wash basin, extractor fan, recessed spot lights, chrome towel rail/radiator, tiled flooring.

Bedroom 2 12'2" x 10'11" (3.71 x 3.33 (3.72 x 3.34))

Including the chimney breast, double glazed window to side aspect overlooking the garden and providing distant river views, radiator.

Bedroom 3 15'4" x 9'0" (4.67 x 2.74)

Radiator, two double glazed windows overlooking the garden and providing distant river views.

Bedroom 4 12'6" x 10'11" (3.81 x 3.33 (3.82 x 3.34))

Including the airing cupboard housing the gas boiler and copper hot water cylinder, radiator, double glazed window to side aspect.

Bedroom 5 10'11" x 7'11" (3.33 x 2.41 (3.34 x 2.42))

Two double glazed windows to side aspect, radiator.

Family Shower Room

Tiled shower cubicle with electric shower fitting, modern grey vanity unit, low level wc, tiled flooring, modern grey vertical radiator, recessed spot lights, frosted double glazed window to side aspect.

Outside

A gated entrance leads to an area of driveway providing off street parking. The main garden is accessed via a front entrance gate and is elevated and therefore very private, faces a southerly direction and has been carefully planned with areas of lawn, an ornamental pond, established borders and two areas of paved and decked sun trap seating. The garden is also fully enclosed on all boundaries.

Tenure

Freehold

Services

Mains water, electric, gas and drainage

Council Tax

Great Yarmouth Borough Council - Band 'D'

Location

Gorleston-on-Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops * Golf Course * Modern District hospital * Schools for all ages * Library * Regular bus services to the main shopping areas and a sandy beach.

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EPC Rating - D (61)

Ref G18289/04/25

Floor Plans

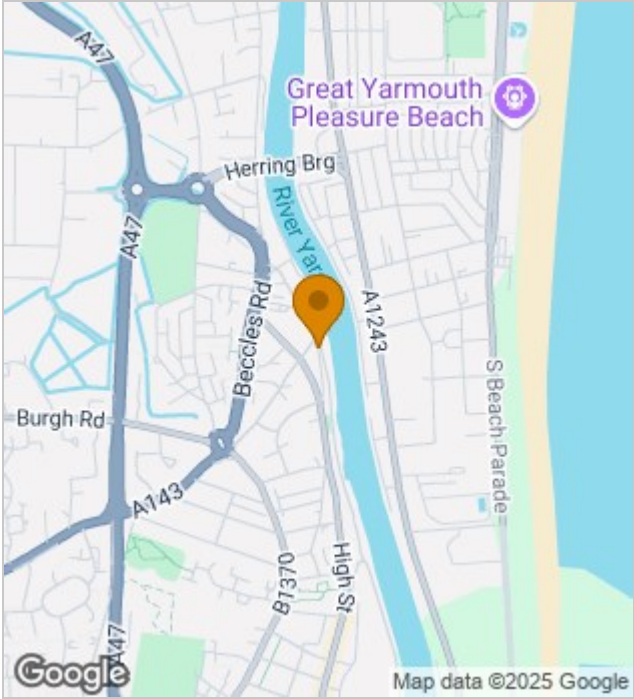


Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

